

**Zoning Board of Adjustment
1200 Mountain Ave., Middlesex, NJ 08846
Regular Meeting Minutes
October 7, 2015
7:30 PM**

1. Call to Order

Chairperson Thompson called the meeting to order at 7:38pm.

2. Open Public Meeting Act Statement

Chairperson Thompson read the Open Public Meeting Act Statement.

3. Roll Call

Upon the call of the roll the following members were present:

John Anello Dec/2016 [present]	Guy Hoyt Dec/2017 [present]
Leonard Jackson Dec/2017 [present]	Anthony Thompson Dec/2018 [present]
Phil Lopa Dec/2015 [absent]	Anthony Vietri Dec/2015 [present]
John Fuhrmann Dec/2016 [present]	Sean Johnson(Alt 1) Dec/2015 [absent]
Robert Edwards Dec/2016 [present]	

Also present were: Board Attorney- Ms. Joan Dowling
Board Engineer, Robert Bucco Jr.
Board Planner, Michael Cole

4. Minutes

Member Fuhrmann made a motion to accept the September 16, 2015 meeting minutes with the addition of three items, seconded by Member Anello. Vote: Member Anello-yes, Member Hoyt- yes, Member Jackson-yes, Member Fuhrmann –yes, Member Vietri- yes, Chairperson Thompson-yes, Member Edwards- yes. Motion passed.

5. Old Business

**Z2015-07
MBKS
102 South Ave
Block 287 Lot 6**

Mr. Butler stated that the changes were made to the site plan for MBKS 102 South Ave.

Mr. Butler stated that the applicant's Engineer, Mr. Templin would go through the changes.

Mr. Butler stated that the environmental information that was requested has been submitted to the Board.

Mr. Templin and Mr. Sowden were reminded that they were still under oath.

Mr. Templin informed the Board of the changes to the site plan:

- Designated depressed curb on the plan
- Added the elevations and topography
- Added the gates indicating the 55ft sliding gate
- Marked the flow of traffic on the plan
- Added the 30ft swinging gate on the westerly side
- Monitoring wells locations indicated on the plan
- Re-grading spots are indicated
- Trailer dimensions are indicated on the westerly side of property
- Existing light pole on the corner was added
- Fences to Lot 57 are now shown on plan
- Screen mesh on east and west sides of fence noted on the plan
- Added the notations on the plan for hours of operation, no buildings to be constructed on the property, no water or sewer
- Amount of the trailers was reduced from 9 to 8

Member Anello questioned if the parking lot would be re-graded with stone or would it be paved.

The applicant stated that the parking lot would be re-graded with stone.

Mr. Bucco stated that the bumper stops with details should be added to the plan.

The applicant will add to the plan the bumper stops with details.

Member Anello questioned the size of the gates on the westerly side of the property.

The applicant stated that there will be a 25ft and 30ft sliding gate on the northeast side and on the west side of property.

Mr. Bucco asked what type of stone will be used to re-grade the property.

The applicant stated that it will be DGA stone to re-grade the property.

Exhibit A3 was entered as an informational sheet on the gate.

Ms. Dowling clarified the length of the gate.

The northeast corner will have a 25ft gate which will slide into a 30ft section of fence.

The northwest gate will be 2 (15ft) swinging gates that will open toward South Ave.

The swinging gates will be added to the plan.

The detail for the sliding gates will be added to the plan.

Mr. Cole requested that the foot candles for the PSEG lights be added to the plan.

Member Anello stated that there were 4 monitoring wells according the environmental data and only 2 wells on the drawings.

The 2 monitoring wells located on 107 Egel Ave will be added to the plan.

Exhibit A4 was entered as the DEP letter dated 5-12-2000 with agreement dated May 2000.

Exhibit A5 was entered as the Escrow Agreement dated 7/9/2000 (12 Pages).

Exhibit A6 was entered as the Remedial Investigation Report and Remedial Action Report by AccuTech Environmental Services dated 12/10/2008.

Member Fuhrmann questioned the last paragraph from Exhibit A4 DEP Letter.

The Board discussed this and agreed with Mr. Butler that Mr. Sowden did not have the responsibility to clean up the site, the use of the property is why the applicant is in front of the Board to obtain an use variance.

Member Fuhrmann questioned how long the site improvements will take and should the Board set a time limit.

The Board and the applicant discussed an appropriate time limit and agreed on 180 days from the date of approval and if an extension is to be requested than the applicant will write to the Zoning Board no later than 160 days.

Ms. Dowling reminded the Board that they would be voting and adopting the Resolution.

Chairperson Thompson opened the meeting to the public, there being no public comments he closed the public portion of the meeting.

Member Fuhrmann made a motion to have a 10 minute recess, seconded by Member Edwards. Vote: All in favor.

The Board took a 10 minute recess, upon returning roll call was taken with all members still present.

Member Anello made a motion to approved the Resolution granting the use, bulk variances with waivers, the site plan with the following conditions: DGA stone note added to the plan, the fence starting and ending positions shown, gate detail shown on the plan, bumper stops shown on plan with the detail, foot candles to be shown on the plan, the monitoring wells for 107 Egel Ave to be shown, the 180 day completion of improvements(any extensions would need to be in writing and submitted to the Zoning Board prior to 160 days), seconded by Member Edwards: Vote: Member Anello-yes, Member Hoyt-yes, Member Jackson-yes, Member Fuhrmann-yes, Member Vietri-yes, Chairperson Thompson-yes, Member Edwards-yes. Motion passed.

6. New Business

Z2014-05

**New York SMSA Limited Partnership
Dba Verizon Wireless
398 Lincoln Blvd
Block 343 Lot 14.01**

Ms. Dowling stated that this application was never opened by the Board. The Board reviewed the correspondence that Ms. Palumbo , Zoning Officer and Administrator to the Boards had sent regarding this application. The Board stated that the Borough had done their due diligence. Member Anello made a motion to dismiss without prejudice, seconded by Member Hoyt. Vote: All in favor. Motion passed.

7. Correspondence

A. Piscataway Township Notice

Ms. Dowling explained the notice the Borough received from Piscataway.

B. Letter from K. Carey (Planning Board)

Chairperson Thompson stated that the Planning Board agreed with the Zoning Board recommendations regarding the Ordinances that were reviewed.

8. Board Member Comments

The Board discussed the open Secretary Position as Member Johnson will no longer be on the Board.

Chairperson Thompson asked for nominations for Secretary.

Member Anello nominated Member Edwards as Secretary for the remainder of 2015, seconded by Member Vietri. Chairperson Thompson asked if there were any other nominations for this position, there being none closed the nominations.

Vote: Member Anello-yes, Member Hoyt-yes, Member Jackson-yes, Member Fuhrmann-yes, Member Vietri-yes, Chairperson Thompson-yes, Member Edwards-yes. The motion was carried unanimously.

There being no further business Member Fuhrmann made a motion to adjourn the meeting at 9:02pm, seconded by Member Anello. Vote: All in favor. Meeting adjourned.

Secretary

Karen Wick, Board Clerk